

Summary of the Minutes
October 7, 2013 Regular Meeting
City of Binghamton Planning Commission
City Council Chambers, City Hall

CALL TO ORDER

Chairman Stella called the meeting to order at 5:16 pm.

ROLL CALL

Present: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Absent: Ayres

Vacant: None

Staff Present: T. Costello, T. Martinez, L. McCullen

APPROVAL OF SUMMARY OF THE MINUTES

Motion to approve the Summary of the Minutes from the August 5th, 2013, 2013 regularly scheduled Planning Commission meeting.

Moved by O'Loughlin, seconded by Berling

Motion carried (8-0-0)

Ayes: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

Motion to approve the Summary of the Minutes from the September 9th, 2013 regularly scheduled Planning Commission meeting

Moved by Bowers, seconded by Emilio

Motion carried (8-0-0)

Ayes: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

PUBLIC HEARINGS

169 RIVERSIDE DRIVE (2013-46)

| Sarah Campbell and -Todd Anderson, representing the applicant, appeared to provide information on a proposed conversion of a temporary surface parking area, intended to serve

employees during construction, into a permanent surface parking area for general use by Lourdes Hospital.

Chairman Stella opened the public hearing. No one spoke in favor of the proposal. Richard Ceponis and Sharon Thompson spoke in opposition to the proposal. Letters were received from Beverly M. Kachinski and Robert Savo in opposition to the proposal.

Sarah Campbell requested that the issue be tabled in order to address concerns with the project.

Motion to table the SEQR declaration and decision on the project until the next Planning Commission meeting on 11/4/2013 .

Moved by Emilio, seconded by Bowers

Motion carried (7-0-0)

Ayes: Stella, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: Berling

SEQR DETERMINATIONS

387 STATE STREET (2013-06)

Kenneth Cohn appeared to provide information on an application for a Series A Site Plan & Special Use Permit to legalize a taxicab business and repairs and storage of company vehicles at the site. The property is zoned C-1, Service Commercial District.

Motion to declare the proposed action an Unlisted Action for State Environmental Quality Review.

Moved by O'Loughlin, seconded by Z. Staff

Motion carried (8-0-0)

Ayes: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.

Moved by O'Loughlin, seconded by Z. Staff

Motion carried (8-0-0)

Ayes: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

Motion to set a public hearing for November 4, 2013 at 5:20pm.

Moved by O'Loughlin, seconded by Z. Staff

Motion carried (8-0-0)

Ayes: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

107 OAK STREET (2013-51)

Leonard Zella appeared to provide information on an application for a Series A Site Plan & Special Use Permit for the conversion of the ground floor of an existing property from commercial office space into two residential units, for a total of five residential units in the building. The property is zoned C-5, Neighborhood Office.

Motion to declare the proposed action an Unlisted Action for State Environmental Quality Review.

Moved by Z. Staff, seconded by Pompei

Motion carried (8-0-0)

Ayes: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.

Moved by Z. Staff, seconded by Pompei

Motion carried (8-0-0)

Ayes: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff
Nays: None
Absent: Ayres
Recused: None

Motion to set a public hearing for November 4, 2013 at 5:22pm.

Moved by Z. Staff, seconded by Berling

Motion carried (8-0-0)

Ayes: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff
Nays: None
Absent: Ayres
Recused: None

164-168 CLINTON STREET (2013-54)

Jeff Smith, Cole Moore and Jerry Willard appeared to provide information on an application for a Series A Site Plan & Special Use Permit for the construction of a three-story, mixed-use building containing 10 residential units and ~970ft² of ground floor retail space. The property is zoned C-4, Neighborhood Commercial.

Motion to declare the proposed action an Unlisted Action for State Environmental Quality Review.

Moved by Z. Staff, seconded by O'Loughlin

Motion carried (8-0-0)

Ayes: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff
Nays: None
Absent: Ayres
Recused: None

Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.

Moved by Z. Staff, seconded by Pompei

Motion carried (8-0-0)

Ayes: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff
Nays: None
Absent: Ayres

Recused: None

Motion to set a public hearing for November 4, 2013 at 5:24pm.

Moved by Z. Staff, seconded by Emilio

Motion carried (8-0-0)

Ayes: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

OTHER BUSINESS

269 RIVERSIDE DRIVE

Alex Urda, representing the applicant, appeared to provide information on an application for a Floodplain Development Permit for the removal of an illegally constructed berm and the restoration of the site topography.

Motion to declare the proposed action an Unlisted Action for State Environmental Quality Review.

Moved by Emilio, seconded by Z. Staff

Motion carried (8-0-0)

Ayes: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.

Moved by Emilio, seconded by O'Loughlin

Motion carried (8-0-0)

Ayes: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

Motion to approve a Department of Environmental Conservation State Environment Quality Review Act Negative Declaration in conjunction with the requested review.

Moved by Emilio, seconded by Bowers

Motion carried (8-0-0)

Ayes: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

No public hearing required for Floodplain Development Permit Applications not associated with Series A Site Plan Review. Motion to grant the Floodplain Development Permit.

Moved by Emilio, seconded by Pompei

Motion carried (8-0-0)

Ayes: Stella, Berling, Bowers, Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

Staff presented information regarding upcoming Comprehensive Plan events and requested that Commission members attend.

ADJOURNMENT

Motion to adjourn the meeting.

Moved by O'Loughlin, seconded by Emilio

Voice vote; none opposed.

Adjourned at 7:16 p.m.